



Cumming, Iowa.

Current market data.

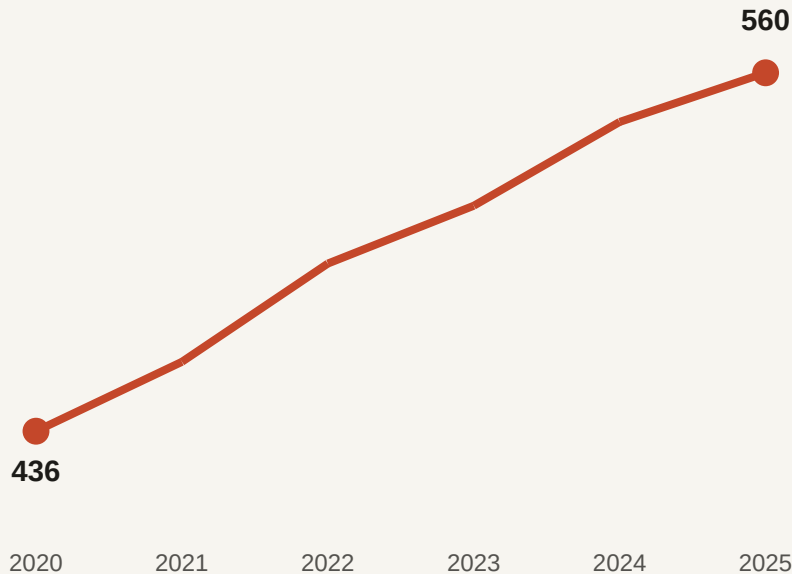
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 28.4% since 2020.

560

people, the 420th-largest of Iowa's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

99.4%

of 166 jobs located in Cumming are filled by in-commuters.



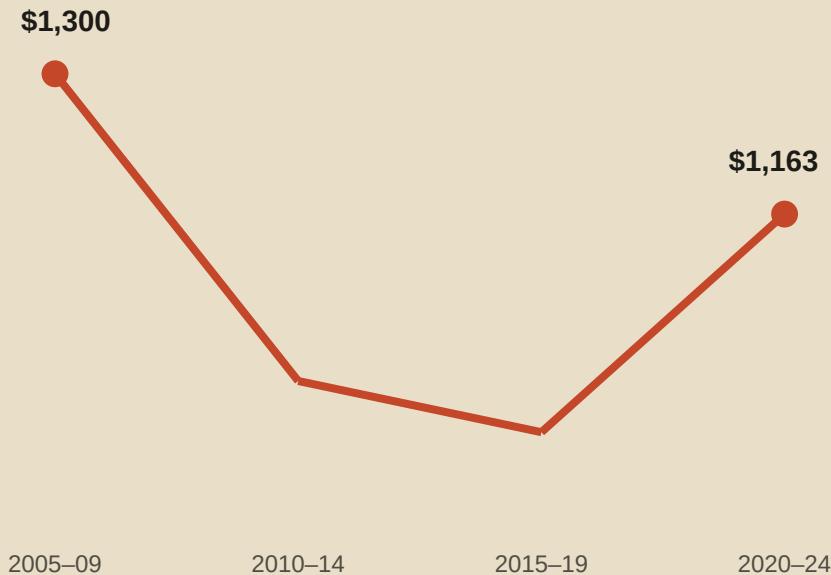
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 11%
since the 2005–2009
survey, before inflation.

\$1,163

a month. Iowa's median is \$972.





THE SEAM

Cross one tract line and median rent doubles.

A \$780 gap between neighbors, the sharpest rent edge between adjacent tracts in Warren County.

TRACT 209

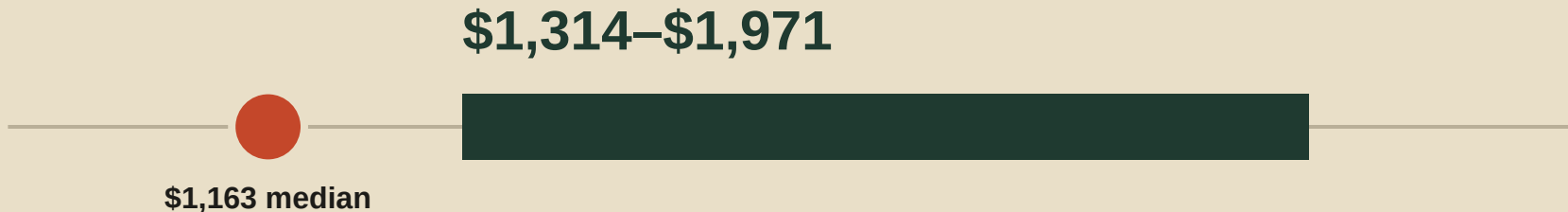
\$861

TRACT 206

\$1,641

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

45% of the housing here was built before 2000.

56

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

45%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–1.0% to the 208 homes here.

0–2

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs
144% more than Iowa's.

\$508,000

median home value in Cumming.

Cumming



\$508,000

Iowa



\$208,000

U.S.



\$332,700

THAT WAS CUMMING'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/ia/cumming/**](https://almanacdata.ai/e/ia/cumming/)

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